



**#418, 4000 Somervale Court SW  
Calgary, Alberta**

**MLS # A2273458**



**\$280,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Somerset                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 844 sq.ft.                         | <b>Age:</b>   | 2001 (25 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |          |
|--------------------|---|-------------------|----------|
| <b>Heating:</b>    | Baseboard                                 | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Hardwood                          | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 494   |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                  | <b>Zoning:</b>    | M-C2 d75 |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Elevator, No Animal Home, No Smoking Home |                   |          |

**Inclusions:** N/A

This unit is located on the top floor of the 4000 units complex, It's balcony is situated to perfectly view the water bodies overseeing the Stoney Trail. Despite its proximity, traffic noise is minimal. From the elevators, It's a straight and short path to the unit for convenience. The unit is spaciouly laid out with privacy between the two bedrooms. There are a total of two bathrooms with one of them located inside the primary bedroom. The living room is brightly lit and give a great view of the balcony, the kitchen makes effective use of its space and has been neatly kept, perfect for a few roommates of a small family starting out. price adjustment for quick sale.